



# Prospectus

**Marina and Overnight Accommodations, Campground,  
Food and Beverage, and Associated Retail Sales within**

## **Fire Island National Seashore**

**Suffolk County, Long Island, New York**

**Date Issued: November 5, 2003**

**Pre-Proposal Site Visit: December 8, 2003  
(Rain Date: Dec. 9, 2003)**

Proposals and Any Modifications  
Must Be Received by the National Park Service  
No Later Than

**4:00 p.m. on January 5, 2004**

U.S. DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE  
**FIRE ISLAND NATIONAL SEASHORE**  
**120 Laurel Street**  
**Patchogue, NY 11772**  
ATTN: Jean Blakeslee,  
Concession Management Specialist

Telephone 631-289-4810





# Prospectus

**Marina and Overnight Accommodations, Campground,  
Food and Beverage, and Associated Retail Sales within**

## **Fire Island National Seashore**

### **TABLE OF CONTENTS**

**SECTION 1. [DESCRIPTION OF THE BUSINESS OPPORTUNITY](#)**

**SECTION 2. [DRAFT CONTRACT AND ITS EXHIBITS](#)**

**SECTION 3. [PROPOSAL INSTRUCTIONS](#)**

**SECTION 4. [PROPOSAL TO BE COMPLETED BY APPLICANTS](#)**

**SECTION 5. APPENDIX**

- 1. Financial History**
- 2. Expiring Contract**
- 3. Personal Property that must be purchased by a successor**
- 4. Approved Prices**
- 5. Mission of Fire Island National Seashore**
- 6. Law, Regulation, Policy and Park Information**
- 7. Details of Cost estimates for Improvement Program**

Requests for a complete bound copy of this prospectus must be made by writing to Jean Blakeslee, Concession Management Specialist, Fire Island National Seashore, 120 Laurel St., Patchogue, NY 11772. The cost for each prospectus is \$50.00 to cover printing, shipping and handling. Checks should be made payable to the National Park Service. A Tax Identification Number (TIN) or Social Security Number must be provided on all checks.

## **SECTION 5. APPENDIX**

- 1. Financial History**
- 2. Expiring Contract**
- 3. Personal Property that must be purchased by a successor**
- 4. Approved Prices**
- 5. Mission of Fire Island National Seashore**
- 6. Law, Regulations, Policy and Park Information**
- 7. Detail of Estimated Improvement Program.**

<u>Sailors Haven</u> <sup>1</sup>	<u>2002</u>	<u>2001</u>	<u>2000</u>
Gross Receipts	\$297,631	\$256,952	\$224,775
Franchise Fee	\$ 8,929	\$ 7,709	\$ 6,743
Flat Fee	\$ 2,100	\$ 2,100	\$ 2,100
Merchandise inventories	\$ 2,593	\$ 1,785	\$ 1,617
Depreciable Fixed Assets	\$ 47,507	\$ 31,903	\$ 41,661

Watch Hill<sup>2</sup>

Gross Receipts	\$427,135 <sup>3</sup>	\$291,343 <sup>4</sup> <u>\$ 60,292<sup>5</sup></u> \$351,635	\$530,547
Franchise Fee	\$ 34,171	\$	\$ 12,329
Flat Fee	\$ 0	\$ 0	\$ 0
Merchandise inventories	\$ 0	\$	\$ 16,273
Depreciable Fixed Assets	\$ 0	\$	\$ 20,283

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<sup>1</sup> As reported to the National Park Service

<sup>2</sup> Ibid

<sup>3</sup> includes slip rentals, snack bar and store; Watch Hill full-service restaurant still closed

<sup>4</sup> marina slip rentals - operated by NPS

<sup>5</sup> temporary concessioner provided services from the store only

## **APPENDIX 2**

### **EXPIRING CONTRACT**

For a copy of this file, contact:  
Jean Blakeslee  
Concession Management Specialist  
Fire Island National Seashore  
631-289-4810 ext. 222

### **APPENDIX 3**

#### **PERSONAL PROPERTY THAT MUST BE PURCHASED BY A SUCCESSOR PURSUANT TO THE TERMS OF THE EXPIRING CONTRACT**

Valuations that appear on the following listing are by the Concessioner.

The equipment that must be purchased is defined by the expiring contract (Appendix 2) which also provides guidance for valuation of said equipment.

**ADVISORY:**

On September 30, 2003, Fire Island National Seashore received a telephone call from the Howard T. Rose Company advising them that the equipment will be sold to a third party outside of the Contract. If the Howard T Rose Company does remove said equipment the National Park Service will consider the equipment so removed to be no longer subject to the requirements of the expiring contract.

QUANTITY	DESCRIPTION/WEIGHT/CAPACITY	PRICE
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1	Stock Pot/ Ss 5 gallon	\$32.00
1	Stock Pot/ Ss 3 gallon	\$28.50
1	Lid/ Ss 3 gallon	\$11.90
2	Pitchers/ Aluminum 1 gallon(12.60 ea.)	\$25.20
1	Pitcher/ Ss 1 quart	\$ 6.80
1	Measuring cup set/ Ss ¼ through 1 cup	\$ 4.60
1	Sauce Pot/ Aluminum 8 quart	\$27.50
1	Sauce Pot/ Aluminum 4 1/2 quart	\$20.50
1	Fry Pan/ Aluminum 10inch	\$21.50
1	Fry Pan/ Aluminum 12inch	\$28.00
6	Tray/ Aluminum 24inch (11.00 ea.)	\$66.00
10	Tray/ Aluminum 48inch (27.00 ea.)	\$270.00
1	Pitcher/ Plastic w/lid 1 gallon	\$ 8.98
1	Pitcher/Plastic w/lid 4 cups	\$ 5.98
1	Food Storage Bin/Plastic 1/3 x6"	\$ 8.60
1	Lid for food storage bin 1/3 x 6"	\$ 2.90
1	Deep Fat Fryer Strainer 13"handle/md	\$10.90
1	Deep Fat Fryer Strainer 13"handle/sqr.	\$10.90
1	Cheese Grater	\$ 5.30
1	Plastic Tray 12"	\$ 1.50
1	Ladle/ Ss 6 ounce	\$ 6.20
1	Colander/ Aluminum 11 quart	\$39.00
2	Bagging Scoops (16.40 ea.)	\$32.80
1	Whip 12"	\$ 5.90
2	Chaffer Pans (25.60 ea.)	\$51.20
2	Dome Covers/ full size (36.00ea.)	\$72.00
2	Square waste receptacles (26.00 ea.)	\$52.00
1	Dome Cover 32 gallon	\$28.00
3	Square waste receptacles (6.90 ea.)	\$20.70
2	Lids for square receptacles funnel style (13.90ea)	\$27.80
1	Storage Container 32 gallon	\$39.00
3	Exit Sign (19.40 ea.)	\$58.20
1	Mini-system Emergency Exit	\$120.00
1	Door Closer	\$64.00
1	Medium Duty Steel Hand truck	\$62.00
3	Letter boards (25.00 ea.)	\$75.00
2	Plastic Storage Containers 8 quart (5.50 ea.)	\$11.00
2	Lids for plastic storage containers (2.10 ea.)	\$ 4.20
5	Milk Shake Container/ Ss (6.50 ea.)	\$32.50
2	Lids for storage containers 8 quart (6.30ea.)	\$12.60
3	Super Pans/ Ss. 4.5 quarts (24.00ea.)	\$72.00
2	Super Pans/ Ss. 4.1 quarts (18.00ea.)	\$36.00
5	Super Pans/ Ss. 3 quarts (11.60ea.)	\$58.00
2	Super Pans/ Ss 1 ½ quarts (9.60ea.)	\$19.20

total page one \$1,596.86



QUANTITY/DESCRIPTION/CAPACITY			PRICE
1	Super Pans/ Ss	2 quarts	\$ 9.00
4	Super Pans/ Ss	1.8 quarts (9.00 ea.)	\$36.00
2	Square Plastic Bins	1/8 x 4 (5.10 ea.)	\$10.20
4	Super Pans/ Ss	1/3 x 4" (15.20 ea.)	\$60.80
1	Round Colander/ Ss	2 quarts	\$ 9.00
5	Round Colanders/Ss	4 1/2 quarts (15.40 ea.)	\$77.00
3	Lids for 4 1/8 quart Colander	(11.90 ea.)	\$35.70
2	Pumps w/lids for 4 1/8 qt. colander	(95.00 ea.)	\$190.00
2	Edlund Food Scales	32 ounce (68.00 ea.)	\$136.00
2	Food Pans	Plastic full size (9.40 ea.)	\$18.80
1	Knife/Ss	Cooks 8"	\$22.50
1	Fork/Ss		\$22.00
1	Knife/Ss	Chef's 8"	\$28.50
1	Knife/Ss	Paring 4"	\$14.40
2	Knife/Ss	Paring 3 1/4" (5.60ea.)	\$11.20
1	Knife/Ss	Edge Slicer	\$25.50
3	Knife/Ss	Boning 6" (11.80 ea.)	\$35.40
1	Knife/Ss	Cooks 8"	\$19.90
1	Vacuum Airpot/Ss	Black 2.5 liter	\$60.00
1	Electric Warmer	Double 14"	\$53.00
9	Decanters	Regular/coffee (17.60ea.)	\$158.40
1	Economy Utility Cart	41 lb. w/casters	\$220.00
1	Beverage Dispenser	Double 77 lb.	\$945.00
1	Hand Sink		\$240.00
1	3 Compartment Sink	8'	\$705.00
1	Work table/Ss	32x67.2 dbl. sided 1 shelf w/ utility drawer	\$360.00
2	Work table/Ss	2 shelf, backsplash, dbl.sided, 30 x 115.2	\$5330.00
2	Work Shelf	115.2 x 30" (155.00ea.)	\$310.00
1	Work table/Ss	30 x 84" 1 sides/shelf	\$425.00
2	Work table/Ss	24 x 48" backsplash, 1 shelf	\$490.00
2	Mixing faucets/Ss	4inch centers (99.00ea.)	\$198.00
2	Sink parts & accessories	(30.00 ea.)	\$60.00
2	Utility Racks	36 x 18 x 74.4" (350.00ea.)	\$700.00
1	Deep Fat Fryer	Cecilware 18lb. cap.	\$740.00
1	3well compartment dipper		\$205.00
1	Pizza Oven	1 drawer	\$360.00
1	Deep Fat Fryer	Toastmaster 26lb. cap.	\$1760.00
1	Farberware Coffee Pot	4 cup	\$49.00
1	Pop down Toaster	Savory pd-4	\$580.00
1	Slicer	Univex 7510-7512	\$1115.00
total page two			\$16,565.30



QUANTITY	DESCRIPTION/CAPACITY	PRICE
1	Double burner hot plate Star 502	\$325.00
1	Cash Register R.C. Allen	\$350.00
3	Air Circulators Vomado/283 (90. ea.)	\$270.00
1	Cash Register Casio 710	\$495.00
2	Cash Register Samsung Er-100	\$700.00
2	Marine VHF/hand-held Apelco (160.ea.)	\$320.00
1	Electronic Calculator CanonP20-dx	\$90.00
1	Microwave/Convection Oven Sharp/Carousel	\$355.00
1	Desk metal/4 drawer 48 x 28	\$299.00
1	Reach - in Refrigerator/ Custom cool Ld48	\$2100.00
1	Refrigerator/Freezer - 2 door/1door	
	Traulson Model Adt 3-32 nut s/s	\$3425.00
1	Hot Plate Wells H-63	\$365.00
1	Grill Hr-20 Hot rod/ electric	\$745.00
1	Grill Searel 44730 7b1	\$144.00
1	Construction/heater Salamander 341G	\$219.00
1	Hamburger Machine 3666	\$68.00
1	Toaster/commercial/Electronic	\$480.00
1	Deep Fat Fryer Cecitware 28lbs.cap.	\$950.00
1	Wire holder 10"	\$ 10.90
1	Exhaust hood/Ss Front deep angle	\$1360.00
1	Fire Suppression System	\$2055.00
1	Pastry Case 3 tray	\$115.00
2	Dipping Cabinet 473/4 - 12 cap. (1945.ea.)	\$3990.00
2	Dipwells (70.00 ea.)	\$140.00
2	Installation kits for dipwells (47.00ea.)	\$94.00
1	Sandwich Prep Unit 48"	\$1430.00
1	Cash Register Casio 700	\$495.00
1	Grill electric 36"	\$880.00
100	Plastic Hangers	\$ 18.00
50	Glass Shelves	\$149.50
120	Glass Shelf Brackets	\$294.00
15	Slat Boards	\$1335.00
50	Waterfalls	\$187.50
1	36" Round Rack/w shelf	\$ 90.50
3	Slant Arm Racks (68.00ea.)	\$204.00
1	Display Counter	\$250.00
3	Miscellaneous signs and display units	\$ 96.00
1	Ceiling fan w/light	\$299.00
3	Sets track lighting fixtures w/ lamps & bulbs	\$450.00
1	Track fixture	\$ 89.00
7	Flag Poles w/caps	\$343.00
3	Untangle tubes for flags	\$ 21.00
1	Dining Canopy (12x12x7 1/2)	\$368.00
10	Redwood Round Outdoor Tables 48"	\$3690.00
40	Redwood Benches Outdoor 48" curved	\$1960.00
total page three		\$32,114.40

QUANTITY	DESCRIPTION/CAPACITY	PRICE
1	Battery Charger/MIOD/PIOD	\$235.00
4	Poly Umbrella Stands/Round	\$156.00
1	Sony CD/Tape AM/FM Player	\$599.00
1	Door Closer 704/1704	\$176.00
4	KLII Outdoor Speakers	\$100.00
16	12" Galvanized cleats (4.00ea.)	\$ 64.00
14	125/50 AM Single Adapter (68.00ea.)	\$952.00
3	125/50 AM Pig tail Adapter (125.00ea.)	\$345.00
	total page four	\$2,627.00

TOTAL PAGE ONE	\$ 1,596.86	DEPRECIATION	\$798.43
TOTAL PAGE TWO	\$16,565.30	DEPRECIATION	\$8,282.65
TOTAL PAGE THREE	\$32,114.40	DEPRECIATION	\$16,057.20
TOTAL PAGE FOUR	\$ 2,627.00	DEPRECIATION	\$1,313.50

VARIOUS GIFT SHOP

APPARELL, JEWELRY,

SUNDRIES, SOUVENIERS AND

ATHLETIC EQUIPMENT	\$6,748.86	DEPRECIATION	\$3699.43
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PARKER 2110WA Fiberglass 21foot 8foot 6 inch beam	\$28,000.00
YAMAHA ENGINE 150horsepower	\$10,000.00

**APPENDIX 4**

**APPROVED PRICES**

2003

FIRE ISLAND NATIONAL SEASHORE  
PARK

HOWARD T. ROSE CO., INC.  
CONCESSIONER

SAILORS HAVEN  
LOCATION

SNACK BAR  
SERVICE/OPERATION

#CC-FIIS001-85  
CONTRACT NUMBER

<u>DESCRIPTION</u>	<u>2002</u> <u>APPROVED</u>	<u>2003</u> <u>APPROVED</u>
BREAKFAST		
Two eggs, roll		2.50
Two eggs, potato, toast	3.25	3.25
Bacon and 1 egg/roll	3.00	3.00
Bacon and 2 egg/roll w/cheese	3.30	3.30
Bacon side order (4)	1.65	1.70
Toast side order (3)	1.25	1.25
Danish	1.60	1.60
Muffin (corn, blueb., bran)	1.60	1.60
Crumb Cake	1.60	1.60
Pound Cake	1.50	1.50
Bagel, butter	1.40	1.40
Bagel, cream cheese	1.50	1.50
Orange juice (7 oz.)	1.40	1.40
GRILL SELECTIONS (Served w/let/tom/pickle)		
Frank (8 per lb.) on roll	2.10	2.10
Frank w/cheese	2.50	2.50
Hamburger (3.3oz.) w/gar	3.50	3.50
Cheeseburger (3.3oz.) w/gar	4.00	4.00
Bacon Cheeseburger w/garni	4.50	4.50

**RATES**

	<b><u>2002</u></b> <b><u>APPROVED</u></b>	<b><u>2003</u></b> <b><u>APPROVED</u></b>
SANDWICHES (Served w/let/tom/pickle)		
Chicken, roll	5.50	5.50
Chicken, Bacon,cheese/roll	6.50	6.50
Vegetable pita	5.00	5.00
Tuna Salad Pita w/garni	4.25	4.25
Fish Fillet/roll or pita 4oz	5.75	5.75
Fried clam plate 6oz	5.25	5.25
Fried clams/roll	4.50	4.50
Cheese,let,tom/roll	3.50	3.50
Bacon/let,tom/roll	4.25	4.25
Tostada	5.00	5.00
Tostada w/chicken	6.75	6.75
(Served w/let/tom/or cole slaw)		
Bowl of Clam Chowder w/crac 10oz.	2.75	2.75
APPETIZERS		
French Fries (5 oz.)	1.95	1.95
Onion Rings (5 oz.)	3.00	3.00
Mozzarella Sticks (5 oz.) (6)	4.10	4.10
Tossed Salad (12 oz)	2.50	2.50

**RATES**

	<u><b>2002</b></u> <u><b>APPROVED</b></u>	<u><b>2003</b></u> <u><b>APPROVED</b></u>
BEVERAGES		
Coffee, Tea, Hot Chocolate	1.00	1.00
8oz Coffee	1.00	1.00
10oz	1.25	1.25
Milk		
Soda/lemonade (12 oz.)	1.25	1.25
Soda/lemonade (16 oz.)	1.60	1.60
24 oz.	2.00	2.00
Bottle water (16 oz.)	1.25	1.25
Beer - domestic	3.00	3.00
Beer - imported	4.25	4.25
Wine/glass (7 oz.)	2.25	2.25
2.25*		
Bottle of Wine	9.95	9.95
ICE CREAM		
Ben & Jerry's Pints	3.85	3.85
Freeze Pop	.75	.75
Italian Ice cup	1.25	1.25
P-Nutty Cone	1.75	1.75
Sundae Nut Bar	2.25	2.25
Incredible Cone	1.65	1.65
IC Pie	1.35	1.35
Whirl Cup	1.35	1.35
Cone or dish (1 scoop)	2.00	2.00
Cone or dish (double scoop)	3.00	3.00
1 scoop Sorbet	2.25	2.25
2 scoop Sorbet	3.25	3.25
Root Beer float	2.75	2.70
Assorted Toppings	.30	.30

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APPROVED BY \_\_\_\_\_

Superintendent                      Date

These rates are to remain in effect until specific changes are approved by the Superintendent.

**RATE SCHEDULE**

2003

**FIRE ISLAND NATIONAL SEASHORE  
PARK**

**MARINA**  
**SERVICE/OPERATION**

**HOWARD T. ROSE CO., INC.**  
**CONCESSIONER**

**#CC-FIIS001-85**  
**CONTRACT NUMBER**

**SAILORS HAVEN**  
**LOCATION**

<u><b>DESCRIPTION</b></u>	<u><b>2002 APPROVED</b></u>	<u><b>2003 APPROVED</b></u>
Day docking (per foot)	1.00	1.00
Overnight docking (per foot)	1.25	1.25

BOAT SLIP ELECTRICAL USAGE

<b>RATE</b>	<b>DAY</b>	<b>NIGHT</b>
20' - 25'	4.75	5.25
26' - 34'	5.25	5.75
35' - UP	6.75	7.25

APPROVED BY \_\_\_\_\_  
Superintendent DATE

These rates are to remain in effect until specific changes are approved by the Superintendent.



2003  
Howard T. Rose Co., Inc.  
Rates For Gift Store

Vitamin Water	24oz.	\$2.00
Nantucket Nectar	24oz.	1.60
Nantucket Orange	24oz.	1.50
Can Soda (Coke)	12oz.	1.00
Can Ice Tea	12oz.	1.00
Coffee		1.00
Muffins		1.60
Pound Cake		1.50

DAVIS PARK MARINE SERVICES  
SPRING SNACK BAR RATES  
2003

<u>Breakfast</u>	<u>Requested</u>	<u>Approved</u>
1 egg on roll	2.25	2.25
2 egg on roll	2.50	2.50
1 egg w/bacon/ham/saus	3.00	3.00
2 egg w/bacon/ham/saus	3.25	3.25
Buttered roll	1.20	1.20
Bagel	.75	.75
Bagel w/butter	1.25	1.25
Bagel w/crm.cheese	1.50	1.50
Extra bacon/ham/saus	.75	.75
Cheese	.50	.50
Pancakes/FrenchToast (Sat/Sun)	4.25	4.25
<u>Grill</u>		
Hamburger 5oz.	3.75	3.75
Cheeseburger	4.25	4.25
Hot Dog	2.50	2.25*
Crab Cake/bun/tarter	5.50	5.50
Grilled chicken/bun/let/tom ¼ lb.	5.00	5.00
Grilled cheese	3.00	3.00
Grilled ham/cheese	3.50	3.50
Chicken salad		
Plate w/let/tom/on	4.50	4.50
Roll	4.25	4.25
Bread	4.00	4.00
Tuna salad		
Plate w/let/tom/on	4.50	4.50
Roll	4.50	4.50
Bread	4.25	4.25
Mozzarella sticks (4)	3.75	3.75
Onion rings	3.00	3.00
French fries (1 lb.)	2.00	2.00
Extras		
Onions	.15	.15
Tomato	.25	.25
Cheese	.50	.50
Bacon (3)	.75	.75

Pizza slice	2.25	2.25
Wraps		
Chicken salad	4.25	4.25
Tuna salad	4.25	4.25
Ham	4.25	4.25
Specialty wrap	5.50	5.50

Beverages

Coffee/Tea	1.25
Orange juice	1.25
Milk	.85
Soda (can)	1.25
Bottled Water (16oz)	1.25
Beer (16oz draft)	3.50
Imported (16oz draft)	4.75

Items marked \* - prices adjusted for comparability

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Approved      Superintendent                      Date

## **APPENDIX 5**

### **MISSION OF FIRE ISLAND NATIONAL SEASHORE**

## **THE PARK AREA AND ITS MISSION**

### **DESCRIPTION OF PARK**

#### **Park Location**

Fire Island, a 32-mile long barrier island paralleling the southern coast of Long Island in Suffolk County, New York, provides a recreational resource of exceptional value. Approximately 26 linear miles of Fire Island are included within Fire Island National Seashore. The park has concurrent jurisdiction with New York State that encompasses 1,000 feet into the Atlantic Ocean and 4,000 feet into the Great South Bay including the islands adjacent to the bay shoreline. There are 17 communities within the boundaries of the park, 13 of which are within the West District. There are approximately 4,100 homes on Fire Island all within the park's boundary, including two incorporated villages, which have their own governing bodies. Of the 4,100 homes, approximately 350-500 of the residences are year round. Visitation on a peak season weekend day can be as high as 100,000 within the park areas and the communities combined. The western end of Fire Island is approximately 50 miles from New York City.

#### **Watch Hill Area**

The Watch Hill site is located approximately halfway along the length of Fire Island and lies some six miles south across Great South Bay from the Village of Patchogue, Long Island. Patchogue is about 60 miles east of New York City.

There are no paved roadways on most of Fire Island. The principal means of visitor access to the site is by ferry boat from Patchogue, by private boat, or by foot from nearby Fire Island communities, mainly Davis Park, 1/2 mile to the west of Watch Hill.

Pedestrian access to the Watch Hill area is provided by a separate concession operated (not a part of this prospectus) ferry service out of Patchogue, New York. There is parking available for 171 cars at the lot serving the ferry dock. This site can be easily reached by public transportation. The ferry is within walking distance of the Patchogue Station of the Long Island Railroad. The railroad provides excellent service to Manhattan and much of the greater New York Metropolitan area.

Watch Hill is on the western border of the Otis Pike Fire Island High Dune Wilderness. Watch Hill represents the typical Fire Island scene, with a wide beach and 30 to 40 foot high foredunes, grassy swales, healthy mats of bayberry, blueberry and juneberry thickets, glades of oak and holly woods, and rich salt marsh. A developed nature trail leads from an individual and group site campground through holly groves and marsh.

Watch Hill features a concessioner-operated 195-slip marina, grocery and gift store, snack bar, full service restaurant/bar, and a campground with 26 individual sites and 1 group site. Marina facilities also provide a public restroom and boardwalk leading to the bathhouse and beach area. During the summer, the National Park Service provides a supervised beach with a bathhouse and Visitor Center. Additional recreational opportunities include picnicking, shellfishing, beachcombing, hiking behind the dunes, natural history programs and environmental education.

### **Sailors Haven Area**

Sailors Haven and Watch Hill are the two primary developed areas for boaters in the National Seashore. Sailors Haven is a 1.5-mile strip located between the private communities of Point O'Woods and Cherry Grove.

In addition to the concession services listed in the Business Opportunity, visitors are served by a National Park Service operated visitor center. Programmed interpretive activities are based at the center. The National Park Service also operates a bathhouse, first aid station and ranger station. A ferry from Sayville, New York provides pedestrian transportation to Sailors Haven. The ferry is a National Park Service concession, but is not part of this prospectus. The Long Island Railroad has a station within 2 miles of the ferry terminal and there is taxi service to the Sayville ferry terminal.

Behind the dunes, directly west of Sailors Haven is an old maritime forest known as the Sunken Forest. Gnarled holly, sassafras, tupelo and shadblow form a walkway canopy.

Management of the Sailors Haven area is focused on preservation and interpretation of the unique forest. The Sunken Forest is an inter-dune woodland which includes a maritime forest of 200-300 year old holly and sassafras. As you walk through the Sunken Forest, you may hear some of the many species of birds, which live or migrate through the forest. Also, in the Sunken Forest there are several bogs, compete with sphagnum, ferns, mosses, cattails, rushes and other wetland species.

### **Barrett/Talisman Area**

The focus of the Barrett/Talisman area is environmental education and natural history. Anchoring of private boats in the Bay has been the primary mode of visitor access. Recreational clamming, surf-fishing and picnicking are popular activities. This location includes the best bayside swimming on Fire Island and its location offers a more relaxed recreation environment than Watch Hill and Sailors Haven.

Barrett Beach adjoins Talisman on the east. Uses of Barrett Beach are more active recreational than that of Talisman.

### **Legislated Purpose and Significance of Park**

Public Law 88-587 of September 11, 1964, establishing Fire Island National Seashore stated the area is "for the purpose of conserving and preserving for the use of future generations certain relatively unspoiled and undeveloped beaches, dunes, and other natural features within Suffolk County, New York, which possess high values to the Nation as examples of unspoiled areas of great natural beauty in close proximity to large concentrations of urban population". The Secretary of the Interior was authorized to establish this area to be known as the " Fire Island National Seashore".

Fire Island National Seashore today preserves, protects, and interprets both natural and cultural resources. On the westernmost reach of the national seashore boundary stands the restored Fire Island Lighthouse, where a coastal and urban constituency is provided with the opportunity to learn about Long Island's rich maritime heritage. To the east, in Mastic Beach, the William Floyd Estate offers the 25-room house, extensive grounds, and family cemetery used by the Floyd family for over 250 years. The estate is rich with educational potential depicting social, economic, and political changes as lived by the Floyd Family through eight generations. Fire Island National Seashore has sought to provide scholarly and compiling educational and interpretive programs about these cultural treasures.

The natural resources of the seashore include two significant areas, the biologically unique Sunken Forest and the Wilderness Area, the only federally designated wilderness area in New York. Diverse animal and plant life (including five protected species) exist within Fire Island's seven different ecosystems: Freshwater bog salt marsh, maritime forest, swale, primary dune, bay and ocean. Currently, five significant scientific studies are being conducted within seashore boundaries. Park visitors are given the opportunity to learn about the tenuous ecology of the barrier island through interpretive and educational programs.

The Fire Island National Seashore mission statement is based on park legislation and the 1978 General Management Plan. It was formally adopted in the 1997 strategic Management Plan.

### **Federal, State, and Local Laws and Park Jurisdiction**

Various amendments, legislative acts, and proclamations that must be considered and applied to the park's current purpose followed the original act.

\*\*\* Fire Island National Seashore \*\*\*  
\*\*\*\* Northeast Region - National Park Service \*\*\*\*



Fire Island National Seashore operates under the jurisdiction of the federal government. The park has concurrent jurisdiction with the state.

Law enforcement is conducted by National Park Service rangers holding federal law enforcement commissions. Federal law and state law, through the Act of June 25, 1948, The Assimilative Crimes Act, are enforced by these officers. Local and state law enforcement officers enter the park and enforce local and state law as well. The park has a memorandum of understanding with the surrounding police departments that describes the law enforcement and mutual aid relationships. Although operations are conducted on federal property, the concessioner is subject to state and local laws and ordinances in the same manner as if they operated outside of the federal holding. Business permits normally required must be secured and taxes normally payable must be paid.

### **Park Resource Management Issues**

Solid waste disposal is a major environmental issue. As a federal conservation agency, as well as a concerned and responsible member of the community, the National Park Service supports efforts of concessioners to reduce the generation of nonbiodegradable solid waste and find alternatives to nonbiodegradable packaging materials.

Methods of control of vermin, pest and weeds must be approved in advance by the National Park Service before execution.

Interactions between deer and park visitors are not a problem. Consultation with the park is required before vermin, weed or other pest control methods are executed. The park is in the process of developing an Integrated Pest Management (IPM) Plan. Once the plan is approved, the concessioner, working in conjunction with the park, will follow the IPM procedures as outlined in the plan.

Various fenced areas, along the beach front are “roped off” to protect endangered species such as the Piping Plover. There is Piping Plover activity at Sailors Haven, Long Cove, Water Island, and Old Inlet. This is not expected to have an effect on visitor use patterns and activities in the park areas within the immediate vicinity of the proposed concession operations.

Driving on Fire Island National Seashore is severely restricted. Concessioners will not have land vehicle access to the island in the operating season.

### **Park Interpretive Themes and Goals**

\*\*\* Fire Island National Seashore \*\*\*  
\*\*\*\* Northeast Region - National Park Service \*\*\*\*

The Park plans to continue and enhance its interpretive, recreational and leisure time programs within the Fire Island National Seashore. People visit parks because, consciously or unconsciously, they seek a personal connection to the powerful stories found in these special places. Providing opportunities for people to forge deeper connections to these meaningful places is the mission of interpretation. Thematic interpretation provides the framework that helps people increase their understanding and appreciation of the significances inherent in park resources.

Fire Island National Seashore's 1977 *General Management Plan* and 1994 *Interpretive Prospectus* laid the groundwork for interpretive facilities and opportunities (natural history, historical and recreational) within the park. FIIS's primary interpretive themes, as identified in the 2002 *Fire Island National Seashore Long Range Interpretive Plan*, are derived from the significance statements, listed in the *Fire Island National Seashore Strategic Plan, December 1998*.

The park provides training for the expanding volunteer program. School groups come in vast numbers to be educated and learn about Fire Island National Seashore each year.

Interpretive objectives, while obviously emphasizing the natural environment, will also be concerned with recreational endeavor, the history of man's use of the barrier island, and the effects of the island on man's activities.

## **PARK PLANNING DOCUMENTS AND PLANNED IMPROVEMENTS**

### **General Management Plan (GMP)**

The park's 1978 General Management Plan describes the park's broad goals for directing managerial as well as commercial and developmental activities. The Plan gives some direction regarding the future of commercial services and calls for a review of other issues.

Actions proposed include the addition of a concession-managed snack bar and 7-apartment lodging at Talisman. A visitor center is planned for the Patchogue Ferry Terminal, which would serve as the primary entry point for ferry access to the Seashore in addition to auxiliary ferry access points at Sayville and Bayshore.

Fire Island National Seashore will increase the development and utilization of sustainable design including "green" products, alternative energy, trash reduction, and other applications. The Concessioner is expected to support and enhance the sustainability concept in all Concession-operated programs.

Fire Island National Seashore will increase the development and utilization of sustainable design including “green” products, alternative energy, trash reduction, and other applications. The Concessioner is expected to support and enhance the sustainability concept in all Concession-operated programs.

The Fire Island National Seashore Strategic Plan (Fiscal Year 2000-2005) is available upon request or on the Seashore website at [www.nps.gov/fiis](http://www.nps.gov/fiis).

### **PARK MANAGEMENT OBJECTIVES FOR CONCESSION SERVICES**

The need for commercial visitor services in Fire Island National Seashore is based on objectives for visitor use described in law, planning documents that exist for the park, and the judgement of management considering the way the park is currently used and the present objectives of the National Park Service. The National Park Service has determined that the facilities and services that are called for in this Prospectus are necessary and appropriate to the purposes of Fire Island National Seashore.

To see all of the park's major features, even in a brief way, takes time. During which you would be able to enjoy the spiritual renewal that a contemplative visit can produce. While many of the park's visitors live within a hundred miles, a significant number are from distant parts of the United States and from foreign countries. In-park facilities support and often make possible such visits for many people. They improve the quality of those visits and allow those visitors to use their time visiting the park rather than for seeking distant shelter and support services. The in-park facilities provided for in this Prospectus are therefore considered highly desirable and park-purpose oriented.

The park preserves a group of spectacular natural features and legislation requires the Service to make provision for visitor access to them.

**APPENDIX 6**

**LAW, REGULATION, POLICY**

**AND**

**PARK INFORMATION**

## Law, Regulation, Policy and Park Information

NPS Concession Law, Regulation, Policy and information about Fire Island National Seashore can all be accessed via the internet at the following web sites. Hard copies of the law, regulations and policy will be mailed upon request. See contact information on the cover of the prospectus.

Document or Information	Website
Concession Management Improvement Act of 1998 ( <a href="#">P.L. 105-391</a> )	<a href="http://www.gpoaccess.gov/plaws/search.html">http://www.gpoaccess.gov/plaws/search.html</a>
NPS Concession Management Regulations – <a href="#">36 CFR51--Part 51</a>	<a href="http://www.gpoaccess.gov/cfr/index.html">http://www.gpoaccess.gov/cfr/index.html</a>
NPS Management Policies, Chapter 10 – Commercial Visitor Services	<a href="http://www.nps.gov/policy/mp/policies.pdf">http://www.nps.gov/policy/mp/policies.pdf</a>
Fire Island National Seashore	<a href="http://www.nps.gov/fiis">http://www.nps.gov/fiis</a>
The National Park Service ParkNet	<a href="http://www.nps.gov/">http://www.nps.gov/</a>

## **APPENDIX 7, DETAIL OF ESTIMATED IMPROVEMENT PROGRAM**

### **(i) Sailors Haven**

	<b><u>Estimate</u></b>
Routine dredging on an five-year cycle 10750 cubic yards: The marina needs dredging in the first year, but dredging should be held in abeyance of completed bulkhead repairs by the National Park Service projected to be completed in 2006.	\$170,000
General painting, interior and exterior: 2,800 ft <sup>2</sup>	\$ 50,000
Replace boardwalk and deck surfaces with non-slip, rot resistant composition materials: 2,500 ft <sup>2</sup>	\$ 54,000
Total for Sailors Haven	<b><u>\$274,000</u></b>

### **(ii) Watch Hill**

#### **Marina**

Replace dock sections: 15 year life span, 20480 square feet	\$168,000
Electrical: Upgrade load capacity	\$ 95,000
Replace service and underground lines	\$ 62,000
E dock rehabilitation 400 linear feet	\$192,000
A basin rehabilitation 90 linear feet	\$ 22,000
A/B Tee dock tie back replacement 24 ea	\$ 9,000
C/D Tee dock tie back replacement 24 ea	\$ 9,000
D basin sheathing 75 linear feet	\$ 18,000
Marina entrance rehabilitation 200 linear feet	\$ 96,000
Replacement of fastening system 20480 square feet	\$147,000
Routine dredging of the Watch Hill Marina on an eight year cycle 18750 cubic yards: (Currently needs dredging along the A Dock area.)	\$290,000
Estimated total Watch Hill Marina	<b><u>\$1,108,000</u></b>

**Watch Hill Land Services**

Replace roofs on all concessions buildings; 6,250 ft <sup>2</sup>	\$ 90,000
Replace siding on all concessions buildings; 11,100 ft <sup>2</sup>	\$146,000
Replace doors on all concessions (24)	\$ 58,000
Renovate concessioner housing	\$ 52,000
Renovate restaurant and snack bar and replace defective equipment	\$371,000
Replace boardwalk and deck surfaces with non-slip, decay resistant, composition materials; 3200 ft <sup>2</sup>	<u>\$ 92,000</u>
Total Watch Hill rehabilitation needs - land services	<u>\$809,000</u>

**(iii) Talisman/Barrett Beach**

Rehab or Re-construct Talisman lodging (not significantly larger)	\$765,000
Tenant finishes and equip the snack bar	<u>\$ 60,000</u>
Estimated total for Talisman/Barrett Beach	<u>\$825,000</u>

**Total Estimated Facilities Improvement Program** **\$3,016,000**





# Prospectus

**Marina and Overnight Accommodations, Campground,  
Food and Beverage, and Associated Retail Sales within**

## **Fire Island National Seashore**

### **TABLE OF CONTENTS**

**SECTION 1. [DESCRIPTION OF THE BUSINESS OPPORTUNITY](#)**

**SECTION 2. [DRAFT CONTRACT AND ITS EXHIBITS](#)**

**SECTION 3. [PROPOSAL INSTRUCTIONS](#)**

**SECTION 4. [PROPOSAL TO BE COMPLETED BY APPLICANTS](#)**

**SECTION 5. APPENDIX**

- 1. Financial History**
- 2. Expiring Contract**
- 3. Personal Property that must be purchased by a successor**
- 4. Approved Prices**
- 5. Mission of Fire Island National Seashore**
- 6. Law, Regulation, Policy and Park Information**
- 7. Details of Cost estimates for Improvement Program**

**Requests for a complete bound copy of this prospectus must be made by writing to:**

Jean Blakeslee  
Concession Management Specialist  
Fire Island National Seashore  
120 Laurel St.  
Patchogue, NY 11772

The cost for each prospectus is \$50.00 to cover printing, shipping and handling.

Checks should be made payable to the National Park Service.

A Tax Identification Number (TIN) or Social Security Number must be provided on all checks.